

9 Twila Grove, Mount Gambier, SA 5290



Sold House

Friday, 27 October 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1070 m2

Type: House



Toni Gilmore
0402356905

Contact agent

Nestled in the heart of the highly sought after Conroe Heights area, this magnificent family home is a true testament to spacious and comfort living. Position on approximately a 1070m² block this property gives you the space you need both inside and out. Boasting 4 bedrooms, two bathrooms, expansive living areas, spacious undercover outdoor entertaining area and garage and shedding to please, this property is an absolute treasure for families seeking both lifestyle and functionality. Upon entering this remarkable home you are immediately greeted by the grandeur of its large living areas. The open plan concept in the centre of the home seamlessly integrates the larger than normal kitchen with plenty of cupboard space, dishwasher and electric cooking. A breakfast bar overlooks to huge living and meals space creating an inviting atmosphere to bring the family together. Birthdays, Christmas's - any celebration, this space will allow many memories to be made! The front lounge room creates separation also, to allow family members to have their own space. Glass sliding doors from the open plan living area open up to the again large undercover entertaining area. Step outside and play host to those bbq's, outdoor dinners or simply relax overlooking the private backyard. The family home offers 4 bedrooms, 2 which have built-in robes and the master bedroom positioned at the front of the home is a true retreat with ensuite and walk in robe ensuring privacy and convenience. The three-way bathroom and laundry are central to the bedroom wing and will make morning routines a breeze. For those that appreciate storage and workspace, the double garage under the main roof has one automatic roller door and direct access into the kitchen. Additionally, the property features external shedding in a 3 bay Colorbond shed and again provides extra storage for tools, equipment those that love their toys!! Additional features for consideration is the electric hot water services is only 12 months old, rainwater is plumbed to the kitchen and a gas log fire is a feature in the open plan living area. Don't miss this opportunity to make this remarkable property your new family home. .Extra Information: Council Rates / \$1,638.28 p/a Emergency Services Levy / \$98.35 p/a Independent Rental Appraisal / \$450-\$470 p/w Build Year / 1998 Land Size / 1,070m² Council / City of Mount Gambier Zoning / Suburban Neighbourhood Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7 http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.